Gorzycki Middle School Site Summary

Address	7412 Slaughter Lane Austin, TX 78749
Number of Permanent Campus Facilities	1
Original Year of Construction	2009
Total Campus Building Area	169,045 SF

Introduction

The Gorzycki Middle School campus is located at 7412 Slaughter Lane in Austin, Texas. Gorzycki Middle School was established in 2009, and consists of the Main School Building (BLDG-062A). This building contains classrooms, administration office, two gymnasiums, cafeteria, and kitchen.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/26/16	Interview	00	9/1/16	Draft Issue
7/26/16	Assessment	01	12/19/16	Added comments from Drew Johnson as indicated on email dated 11/30/16. See pages 6 and 9.
10/17/16	Cluster Meeting (Attended)			
10/17/16	Follow-Up			

Main School Building – BLDG-062A

Building Purpose	Administration, Classrooms, Cafeteria, and Gymnasiums
Building Area	169,045 SF
Inspection Date	July 26, 2016
Inspection Conditions	80°F - Sunny
Facility Condition Index	

System Deficiency Overview

The following table provides a summary of the systems and their respective conditions found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of two colors of split-face block. There is an arched metal canopy at the front entrance and at the gymnasium entrance constructed of tube steel frame and prefinished metal roofing. The multi-story classroom wing of the building has exposed poured-in-place concrete foundation walls on the ground floor finished with stucco, while the upper floors are constructed of split-face block. The gymnasium is constructed of colored concrete precast panels. All exterior doors have a canopy. The canopies vary in size depending on the size of the entrance. The majority of exterior windows have a sunshade type of canopy constructed of aluminum slats. It was reported and observed that the exterior of the building was in good condition.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with aluminum frames. It was reported and observed that the frames were in good condition with no broken glass.	Good
	Exterior Doors	There are two main public entries. One entrance is located on the west side of the facility and accesses the administration offices and classrooms. This entrance consists of a pair of glazed aluminum doors in an aluminum frame with glazing above the doors. The second entrance is located on the north side of the building and accesses the gymnasium area. This	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		entrance has two pair of glazed aluminum doors in an aluminum frame with glazing above the doors. The remaining entrances have a mix of aluminum doors and frames with lites and metal doors and frames with lites. The mechanical and electrical rooms have metal doors with no lites in metal frames. The exterior doors were reported and observed to be in good condition.	
Roofing	The roof material on the facility is a combination of standing seam metal roofing and modified bituminous roofing. The metal roofing occurs in the area of the building where the roof is pitched and on the canopies. All flat roofs have the modified bituminous system. It was reported and observed that a limited amount of ponding occurred on the flat portion of the roof. A leak was reported at the roof and wall transition in the bookkeeper's office and the conference room, which are both located in the administration office. It was reported the roof ladders do not have cages and staff is not comfortable climbing them. It was observed that some of the walking pads on the roof had come off and were lying loose around the roof area. The roof of this facility was observed to be in average condition.		Average
Interior Construction	Interior Walls	The interior wall construction consists of a drywall and stud system for the partition walls and CMU (concrete masonry unit) construction at the corridors. There are moveable partitions on the third and fourth floors in three applications. It was reported and observed that the wall systems were in good condition.	Good
	Interior Doors	The majority of the interior doors in this facility are plastic laminate-clad wood doors with hollow metal frames. Side lites are glazed with hollow metal frames. There are two roll-up doors with lites at the kitchen serving line as well as one counter shutter in the dishwashing area. There is one roll-up door at the wood shop. There are eight rolling grilles on floors two and three that are used to close off various corridors. It was reported and observed that the interior doors were in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Specialties	This facility has two types of lockers. In the corridors, there are two-tiered lockers for student's belongings. In the band and orchestra room, there are banks of lockers with wire fronts that are used for musical instruments. It was observed that both types of lockers were in good condition. This facility utilizes plastic laminate-clad toilet partitions in the restrooms. These were observed to be in good condition.	Good
Stairs	Exterior Stairs	This facility has a number of grade changes throughout the site, which makes it necessary to provide a series of exterior stairs and ramps. They are constructed of poured-in-place concrete with galvanized handrails. It was observed that all exterior stairs and ramps were in good condition.	Good
	Interior Stairs	This is a multi-story building so there are numerous sets of interior stairs. They are constructed with concrete/metal pan stairs and landings. It was reported and observed that the interior stairs were in average condition.	Average
Interior Finishes	Interior Wall Finishes	The interior walls consist of both drywall and CMU that are painted. The restrooms and cafeteria have ceramic tile wall treatments. It was reported and observed that the wall finishes were in average condition.	Average
	Interior Floor Finishes	This facility has a variety of floor finishes. The majority of corridors and classrooms have vinyl tile. The admin offices are carpeted as are the library, business education classroom, rooms 703 and 801 (computer labs), as well as the music rooms in the 300-wing. The art room in the 300-wing has a glazed concrete floor. The kitchen and restrooms utilize ceramic tile, and the wood shop has an unfinished concrete floor. It was reported and observed that all floor finishes were in good condition.	Good
	Interior Ceiling Finishes	The majority of this facility has suspended acoustical ceilings with 2x4 panels. The restrooms have hard ceilings. In the common area, the library, and the two gymnasiums, the ceilings are painted exposed metal trusses and prefinished metal roofing. In the choir and band rooms, there is an acoustical baffle system for sound control. A few water-damaged tiles were observed in the 300	Good

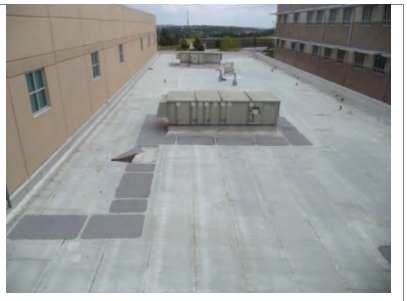
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Corridor and the 700 Corridor. The source of the damage is unknown. It was reported and observed that the ceiling systems were typically in good condition.	
Conveying	The building is equipped with a hydraulic passenger elevator to service three levels. The elevator was noted as having a maximum weight capacity of 2500 lbs. This elevator was observed to be in good condition with a recent inspection certificate issued 10/16/2015 that was visible. No operational issues were reported by facility staff. The elevator was observed to be in good condition and working properly.		Good
Plumbing	Plumbing Fixtures	The building has male and female restrooms in each classroom wing as well as in the gymnasium area. There are restrooms in the both the male and female locker rooms. There are also dedicated staff restrooms throughout the facility. These restrooms typically have vitreous china hand sinks in counters with manual faucets, along with vitreous china floor-mount/wall toilets with manual flushing mechanisms, and vitreous china wall-hung urinals in the male restrooms with manual flushing mechanisms. There are floor sinks in the janitorial closets, and water coolers located throughout the facility. The building also includes specialty locations with plumbing fixtures, such as the kitchen for the school cafeteria and the life skills classrooms. It was reported that a sewer smell was present in the gymnasium area, caused by vent stacks that were too short, allowing the smell to be drawn into the HVAC (heating, ventilating, and air conditioning) system. It was reported that the cafeteria did not have a water cooler. There was also a need for potable water at the football field. These plumbing fixtures were reported and observed to be in good condition.	Good
	Plumbing Distribution	Hot water is provided in the kitchen and the locker rooms. Each area has two water heaters which were reported to be working well. It was reported and observed that the water distribution system was working well.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Other Plumbing	The roof drain system consists of scuppers that drain into downspouts. The downspouts then drain into an underground system. It was reported and observed that the roof drainage system was working well.	Good
Mechanical/ HVAC	The mechanical system consists of two chillers and two boilers with a VAV (variable air volume) system for the electric heat. The gymnasium, administration offices, and library have large package units on the roof. It was reported the large package unit on the gymnasium roof needed a cover. When it rains, the unit pulls water into the building. A condensate leak was reported in the 700 Corridor. Staff reported the air conditioning control units needed lightning protection. There were control failures during storm events. There were also accessibility problems with the VAV boxes. A scissor lift was required to reach them for maintenance. It was reported that some duct detectors did not work. It was also reported that insufficient cooling occurred in the common area. Craig Estes, AISD Project Management, reported that the common areas are used for dance and other activities, and due to the increased load, the cooling is insufficient. It was reported and observed that the system as a whole was functioning properly.		Average
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns, strobes, pull stations, and detectors. It was reported the system was working well.	Good
	Fire Protection/ Suppression	The building has a dry standpipe sprinkler system and fire extinguishers with current inspection tags throughout the building. It was reported the system worked well.	Good
Electrical	Electrical Distribution	The electrical service enters the building at the 277/480-volt 2500-amp main switchboards with 4-wire 3-phase service. It was reported the system had sufficient room for expansion and was functioning well.	Good
	Lighting	The building's exterior lighting consists of wall packs, pole lights in the parking area, drum fixtures in the canopy, and in-ground up-lighting at the main entrance. The interior lighting consists primarily of 2x4 troffers, which are a Lithonia Simply 5 system. There is high-bay lighting in the gymnasiums. Corridors have 2x8 recessed fixtures. It was reported that the Lithonia Simply 5 system was nearing the end of its life. Lithonia no longer supports the system, making it necessary to purchase ballasts from an overseas supplier. Circuit boards in the low-	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		voltage control system were also difficult to procure. If a circuit board failed, an entire wing lost power to the classroom lighting. The lead time on procuring parts was unacceptably long. The switching system only had a 7-day cycle on the programmable controls, which meant that all of the lighting in this system was on during the weekends. It was not possible to shut off the lighting system on weekends and holidays, creating high power consumption. It also was reported and observed that the switches in the classrooms which are part of the system did not work consistently. It was reported that the in-ground fixtures were leaking. Staff stated they should be replaced with down-lighting in the curved portion of the main canopy. It was observed and reported that the lighting system was in average condition.	
	Communications & Security	This facility has Wi-Fi service, a public address system, card readers, and cameras. It was reported that Wi-Fi was working well. It was also reported that the audio-visual equipment and public address system did not work consistently. Staff reported a need for additional cameras in the large gymnasium and at the dock. There had been significant vandalism on the roof, caused by people climbing onto the roof using the piping. There was also a need to add a PTZ (pan-tilt-zoom) camera on the roof.	Good

Roofing Deficiency Examples

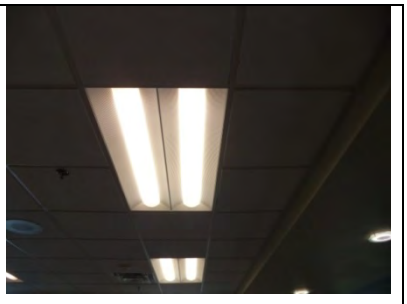





Mechanical/HVAC System Deficiency Examples

Electrical System Deficiency Examples

Lighting

Gorzycki Middle School Summary of Recommendations

This document is based on current conditions observed during fieldwork and provides recommendations for corrective actions by each discipline. The following recommendations provide a summary of the findings.

Main School Building Recommendations

Roofing

1. Inspect flashing at roof/wall transitions above the administration areas. Repair or replace flashing to make the area water-tight.
2. Investigate to determine the source of the roof leak and repair.
3. Replace ladders to the roof with ladders that have protective cages. Consider adding cages to existing ladders if that is structurally possible and less expensive than purchasing new units.

Interior Finishes

1. Continue replacement of damaged ceiling tile as needed until a permanent solution is developed and implemented to resolve the roof and mechanical leaks.

Plumbing

1. Extend vent stacks on the roof above the HVAC units to ensure that sewer gas is not pulled into building
2. Install a water cooler in the cafeteria.
3. Add an outside faucet at the football field to be serviced by potable water, not irrigation water.

Mechanical/HVAC

1. Test and replace the duct detectors.
2. Repair the condensate leak in Corridor 700, which may require replacing the drain line or the drain pan. Study other leaks impacting ceiling tiles due to mechanical equipment and repair mechanical equipment accordingly.
3. Rebalance the HVAC system to provide better cooling to the common area.
4. Replace the cover on the package unit above the gymnasium.
5. Secure a mechanical/electrical engineering consultant to determine the best method to provide lightning protection to the HVAC controls. Implement the recommendations. Contact Pedernales Electric Company regarding spikes and outages. Replace controllers - infrastructure is fine.

Electrical Lighting

1. Remove in-ground up-lighting and repair the concrete where they are located. Add LED (light-emitting diode) drum lighting in the curved canopy to match existing.
2. Replace the Lithonia Simply 5 systems with new fixtures and controls. This will require a phased approach to be implemented over the course of several years. As units are replaced, the old ones that are still in working order can be used as spare parts to extend the life of fixtures and controls that have not yet been replaced. Make sure new control system works in the classrooms as intended and also allows the lights to be shut off on the weekends.

Communications and Security

1. Add two cameras, one in the gymnasium and one at the dock.
2. Consult with a professional security consultant to determine if a PTZ camera would have sufficient field of vision to see where the roof is being breached by vandals. Add a camera at a location recommended by the security consultant if that is the correct solution.
3. Examine the locations where vandals are climbing onto the roof to find solutions to deter them, if possible.

4. Have a consultant determine why the public address and audio-visual equipment in the cafeteria do not consistently work. Repair as directed.

Gorzycki Middle School Site Summary

Site/Civil Assessment

Address	7412 W Slaughter Ln
Number of Permanent Campus Facilities	1
Original Year of Construction	2009
Total Campus Area	42 Acres
Data Collection Method	Desktop, Site Visit
Site Visit/Assessor	1/19/2017 / C. McNeal

Introduction

Constructed in 2009, Diane Gorzycki Middle School is located at 7412 W Slaughter Ln. The campus is approximately 42 acres and has many steep hills. As a fairly new school, it is in excellent condition considering various deficiencies. It consists of one three floor building that includes classrooms, gym, and cafeteria.

Development Information

Watershed	Slaughter and Williamson Creek
Total Impervious Cover	23%
Allowable Impervious Cover	25%
Barton Spring Recharge Zone	Yes

Data from "AISD District Wide Impervious Cover Simplified 12-1-16" spreadsheet, Prepared by Fayez Kazi/Civilitude, on December 1, 2016.

Parking and Drives

Parking and Drives	Configuration	Size (SF)
P1, West Front Visitor Lot	56 CB 2 HC	21,000
P2, North Rear Loading Dock Lot	11 CB	9,100
P3, North Rear Lot	62 CB 4 HC	26,500
P4, North East Faculty Lot	13 CB	16,700
R1, Front Main Parent Drop-Off	-	37,600
R2, Rear Bus Drop-Off	-	47,100
R3, South East Fire Access Road	-	6,800
R4, South Rear Road	-	24,000
Student Parking	No	-
Loading Dock	Yes	4,700

HC – Accessible Parking, CB – Combined Parking

System Deficiency Overview

The following table provides a summary of the systems and their respective conditions found by each discipline. Refer to the AISD_FCA_Gorzycki_MS_Site_Civil_ Exhibit for additional information

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Site Improvements	Roadways	Overall, the condition of the roadways on site is excellent due to their new construction. There are, however, some minor deficiencies and drainage issues due to the steep hill nature of the location.	
	R1 (Front Main Parent Drop-Off)	R1 is the main parent drop-off from Slaughter Ln. and has 3 active one-way lanes that lead back to the front entrance and back to Slaughter. The road also provides access to P1 and R4. The roadway is concrete with very little cracking. The most cracking (longitudinal) occurs at the school-sided curb immediately adjacent to the front office entrance where most drop-offs occur. The curb adjacent to the front office has minor cracking and needs to be re-painted.	R1, Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	R2 (Rear Bus Drop-Off)	R2 is the northern most school entrance coming from Slaughter Ln. and is used as the primary bus drop-off. It is made of concrete and provides access to the athletics fields, P2-P4, and R3-R4. There is alligator cracking and raveling in the center of the crosswalk leading from P3. In this same area the curbs are significantly broken/ cracked. The street storm sewer inlet curb is significantly cracked in this area. The crosswalk PVC drain is also clogged with sediment and debris. The crosswalk leading to the tennis courts is experiencing vehicle scraping due to a steep grade change.	R2, Good
	R3, (South East Fire Access Road)	R3 is only used as an emergency fire access road and is connected to Allerton Ave. which is a suburban neighborhood road. There is a roadway gate that remains locked. R3 appears to be an older road than all others on the site and is showing minor signs of aging. These include a slightly worn asphalt surface with minor cracking at the curb interface and the entire curb needs re-painting.	R3, Fair
	R4, South Rear Road)	R4 is the rear road behind the portables that connects R2 to R1. A significant number of the faculty park along this road for convenience. It is also an older asphalt roadway that is showing minor signs of ageing. There is one broken curb deficiency and various areas surrounding the crosswalk drains on the eastern side where crushed granite from the portable walkways builds up.	R4, Good
		Roadway Deficiencies: · R1, Longitudinal cracking at main office drop-off curb · R1, Minor curb cracking and re-paint needed · R2, Alligator cracking and raveling at P3 crosswalk · R2, Broken/ cracked curb at P3 crosswalk · R2, Cracked street storm sewer inlet · R2, Vehicle scraping at tennis court crosswalk · R3, Slightly worn asphalt surface · R3, Minor curb cracking and re-paint needed · R4, Slightly worn asphalt surface · R4, Broken curb · R4, Crushed granite build up at eastern crosswalk drains	Overall: Good
	Parking Lots P1 (West Front Visitor Lot) P2 (North Rear Loading Dock Lot)	There are 4 parking lots throughout the site including a front visitor lot, small lot by the loading dock, larger rear lot, and a side lot in the athletics area. The condition of the parking lots is excellent except for a few various deficiencies. P1 is asphalt with only minor signs of ageing. There is one location of cracking at a curb drain and rutting in another area against the curb. P2 is a small concrete lot located at the mouth of the loading dock area and is in excellent condition. R2 provides access to this lot. The only deficiency is minor curb cracking at the main corner that turns into the loading dock. 2 or 3	P1 Good P2 Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		cars sometimes park in an area that is not designated with parking space lines.	
	P3 (North Rear Lot)	P3 is an asphalt lot located in the rear of the building and is the farthest lot from the school. It is connected to R2 and is adjacent to the track. There are minor signs of ageing, one area of minor cracks, and one area of minor rutting. Overall the lot is in excellent condition.	P3 Good
	P4 (North East Faculty Lot)	P4 is a small asphalt lot located between the building and the tennis court. It is in excellent condition except for one 24" shallow gash/ pothole. R2 wraps around this lot and buses circle the lot after drop-off Parking Lot Deficiencies: · P1, Minor cracks at curb drain · P1, Minor rutting at curb drain · P2, Minor curb cracking · P3, Minor cracks at curb drain · P3, Minor rutting at curb drain · P4, shallow 24" gash	P4 Good Overall: Good
	Pedestrian Paving	In general, the pedestrian sidewalks are in good condition except for various cracks mostly around crosswalks and grade changes. One location along R1 close to slaughter lane is experiencing a drainage issue that has caused the sidewalk to form a crack and is now absorbing water. Along R2 there is a section of sidewalk where the hand rail that has completely heaved loose from the rest of the sidewalk forming a large crack. The crosswalk ramps leading from P3 to the school are severely cracked and broken. Pedestrian Paving Deficiencies: · Water drainage issue at R1 entrance · Heaved hand rail sidewalk section · Severely cracked crosswalk ramps coming from P3 · The need for a paved sidewalk were significant wear has occurred from foot traffic	Average
	Site Development	As a relatively new campus, the fences and other site development aspects are in good condition with minor deficiencies. At the main R1 entrance road, the retaining wall has been damaged from a vehicle. The site has three large bike racks located at the main office entrance by R1, rear plaza by R2, and side bus loading area by R2. There are 4 to 5 signs throughout the site that have been removed/ broken and are lying on the ground. There is a large glass window that needs removal at the natural area near R3. Generally, the fences are in good condition with some minor exceptions being bent fencing surrounding the retention pond inlet adjacent to P3. The fence gate at the retention pond inlet adjacent to R1 and the loading dock utility fence gate need a lock.	Good

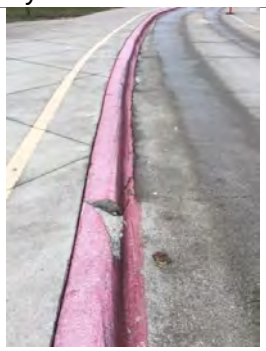
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Site Development Deficiencies: · Broken retaining wall · Broken/ missing signs · Broken/ bent fence · Missing gate locks	
	Site Drainage	The site has many steep hills and large detention ponds throughout, with the school at the highest elevation. Interviews revealed that water from the retention ponds in the front of the building is pumped to higher elevation and used to irrigate the large natural area adjacent to R4 and some of the facility landscaping. Most all gutter drains connect to an underdrain system. It was observed that water from the natural area runs onto the pedestrian paving and roadway at the entrance of R1. This has caused a large build-up of mold, erosion, and cracking. There are various steep hills that are experiencing natural erosion and exposure of a rocky surface. This was observed in excess specifically surrounding the football field and adjacent to the basketball court. Some roadway crosswalk drains are clogged from sediment build-up but can be easily maintained. The sidewalk behind the tennis court has an area that often ponds. The green space by the shotput pad also ponds. There are three 50 gallon rain collection barrels in the portable area. Some erosion issues were observed at the top of the retaining wall at the athletics entrance. Site Drainage Deficiencies: · Clogged detention pond outlet · Pedestrian pavement drainage issue · Area along R1 has significant mold, erosion and cracking from retention pond irrigation on site · Natural hill erosion · Clogged crosswalk drains · Sidewalk ponding behind tennis courts	Average
	Courtyards	N/A	
	Landscaping	Overall, the landscaping was observed to be in good condition with adequate irrigation and maintenance of trees and bushes. All garden areas have sufficient stone edging. The large tree planter and adjacent ground at the plaza off of R2 needs to be re-graded and mulched. There is a path along the east side of the building that experiences a high volume of foot traffic. It is being recommended that a sidewalk be placed here and re-sod the remaining green area. Re-sod is also needed at the entrance of the athletics area due to foot traffic. There are various steep hills that are experiencing natural erosion and exposure of a rocky surface. This was observed in excess specifically surrounding the football field and adjacent to the basketball court.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		Landscaping Deficiencies: · Re-grade and re-mulch tree planter area · Re-sod pedestrian walkway · Natural hill erosion	
Site Utilities	Water Supply	Interviews revealed that water from the retention ponds in the front of the building is pumped to higher elevation and used to irrigate the large natural area adjacent to R4 and some of the facility landscaping. Some of the sprinkler heads are either missing or broken and leaking. There are several locations where the exterior wall faucets are leaking and creating mold. A significant water leak was observed inside an underground water utility adjacent to Slaughter Ln. and was brought to the attention of the school and project managers. Water Supply Deficiencies: · Missing or broken sprinkler heads · Leaking exterior wall faucets · Underground water utility leak	Average
	Sanitary Sewer	Sanitary sewer access covers were observed to be in good condition. A Fiberglass grease sampling enclosure was not observed on site. Sanitary Sewer Deficiencies: · No fiberglass grease sampling enclosure on site	Average
	Storm Sewer	A majority of the site storm sewer inlets are adequately sized and not clogged. The vegetation around a curb inlet tin P1 was observed to be slightly overgrown and a curb inlet at R2 is significantly cracked. The manhole cover adjacent to P3 is opened and cannot be closed without a key. Storm Sewer Deficiencies: · Overgrown vegetation around curb inlet tin P1 · Cracked curb inlet at R2 · Opened man hole cover adjacent to P3	Average
	Detention Pond	All detention pond inlets/ outlets and capacities appeared to be adequate throughout the site. The outlets adjacent to P3 and Slaughter Ln. sometimes clog with debris and mold. One of the retaining walls surrounding a detention pond adjacent to Slaughter Ln. is experiencing minor erosion. Detention Pond Deficiencies: · Clogged outlets · Retaining wall erosion	Good

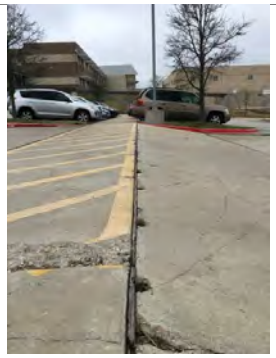
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Other Site Mechanical Utilities	There are two school entrances on the east side of campus that were observed to be missing light fixtures or security cameras. Some ground utility housing boxes are missing covers throughout the site. The sawdust collection unit outside of the machine show is not properly bolted to its concrete pad. Other Utilities Deficiencies: · Missing lights or security cameras · Missing ground utility covers · Sawdust collection unit not bolted to concrete pad	Average

Site Improvement Deficiency Examples

Roadways



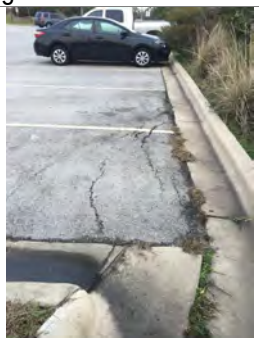
Broken Curb, R1



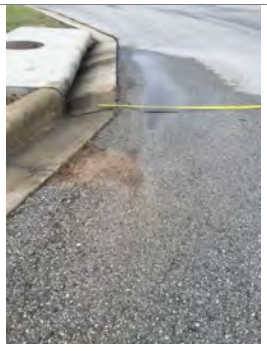
Vehicle scraping, R2

Worn roadway and faded curbs, R3

Parking Lots



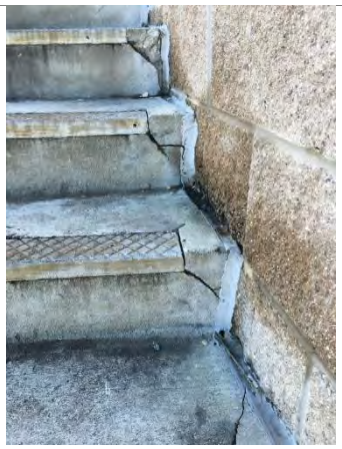
Cracking at curb cutout, P1



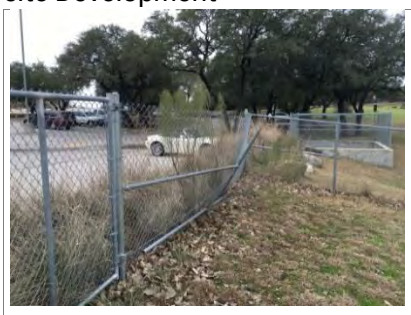
Rutting at curb drain, P1

Shallow 24" gash, P4

Pedestrian Paving

		
Heaved hand rail sidewalk section	Broken crosswalk ramp	Broken pedestrian staircase

Site Development

		
Broken and bent fence	Discarded glass window	Broken retaining wall

Site Drainage

		
Natural hill erosion at track	Pedestrian drainage issue, R1	Clogged detention pond outlet

Landscaping

		
Sunken/ poor landscaping at tree planter	Grass loss from foot traffic	Erosion adjacent to BB court

Site Utilities

		
Broken/ missing irrigation head	Leaking exterior water valve	Overgrown vegetation around storm sewer inlet

Play Fields

Areas presented in table are approximate.

Playfields	Count	Size (SF)
Basketball Courts	1	3,900
Tennis Courts	4	26,500
Soccer/Multi-Purpose	1	166,000
Baseball Field	1	27,800
Bleacher Seating	4	700
Track	1	1,400 LF
Green Space	1	80,000
Football Field	-	-
Playscapes	-	-

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Playfields	Tennis Courts	The tennis court has some cracking and a slightly worn surface. The nets are in poor condition with holes and disconnections from the top of the net. There are also locations of the fence that are missing their ties. Tennis Court Deficiencies: · Cracked/ worn surface · Torn nets · Missing fence ties	Average
	Track	The track itself is generally in good condition with bright paint and a like-new surface. The main field inside the track drains to an area inlet that has begun to erode around its edges. There is one location on the outside edge that is broken and has been partially repaired. The small triple jump track adjacent to the main track is worn and missing rubber in various places. There are four bleacher seats that are not on concrete pads. Track Deficiencies: · One broken section of track · Significantly worn triple jump track · Missing concrete pads for bleacher seats · Eroded drainage inlet	Average

	Soccer Field	There are two "soccer fields" on the site. One main field inside the track and a secondary field. The main field is green with adequate drainage. The secondary soccer field is significantly worn and needs re-sodding. Soccer nets are in poor condition and need to be replaced. Soccer/Football Field Deficiencies: · Worn grass field · Very poor net condition	Poor
	Green Space	There is a large area of green space and natural environment on the east side of the site that is AISD property. These areas are not mowed on purpose and are adequately irrigated from re-used rainwater so they are very healthy. Green Space Deficiencies: · N/A	Good
	Basketball Court	Generally, the basketball court is in good condition. Some areas of the court are cracked and some of the fencing is missing its ties. Water runoff from the court has caused significant erosion at the adjacent hill and the court edge. Playground Deficiencies: · Minor court cracks · Missing fence ties · Erosion from court water runoff	Average

Playfield Deficiency Examples

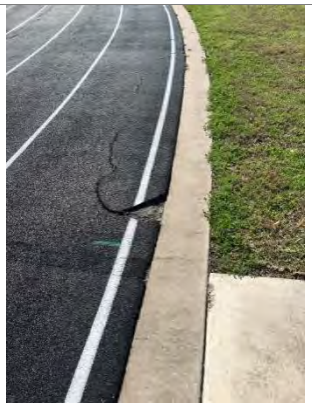
Tennis Courts

Cracked tennis court

Broken tennis netting

Track

Worn triple jump track



Broken track rubber section

Erosion adjacent to track

Soccer Field

Soccer field erosion

Erosion around main soccer field inlet

Basketball Court

		
Damaged / loose fence around court	Cracked court	Erosion adjacent to basketball court

Summary of Recommendations

This document is based on information provided by staff during interview, site visit and additional desktop measurements using Google Earth. This document provides recommendations for corrective actions. The following recommendations provide a summary of the findings.

Site/Civil Recommendations

Roadways

1. R1, Seal minor curb-side cracks
2. R1, Re-paint curb at main drop-off
3. R2, Repair small broken/ raveling roadway at P3 crosswalk
4. R2, Repair broken/ cracked curbs at P3 crosswalk
5. R2, Repair broken/ cracked storm sewer inlet at P3 crosswalk
6. R2, Re-design tennis crosswalk to avoid vehicle scraping
7. R3, Apply sealcoat to extend life of worn asphalt
8. R3, Repair and re-paint all curb surfaces
9. R4, Apply sealcoat to extend life of worn asphalt
10. R4, Repair broken curb
11. R4, Maintain crosswalk drains

Parking Lots

1. P1, Seal minor cracks
2. P1, Apply thin non-structural overlay to repair minor rutting
3. P2, Repair minor curb cracks
4. P3, Seal minor cracks
5. P3, Apply thin non-structural overlay to repair minor rutting
6. P4, Fill shallow gash/ pothole

Pedestrian Paving

1. Address water drainage issue at R1 entrance
2. Reconstruct hand rail section of pavement at R2
3. Replace cracked pedestrian pavement
4. Replace cracked crosswalk ramps at P3 crosswalk
5. Add paved sidewalk on east side of school

Site Development

1. Repair broken retaining wall at R1 entrance
2. Replace broken/ missing signs
3. Repair bent fence
4. Replace missing gate locks

Site Drainage

1. Maintain detention pond outlets
2. Assess drainage issue at R1 sidewalk
3. Assess natural hill erosion at track area and adjacent to BB court
4. Maintain crosswalk drains

Landscape

1. Re-grade and re-mulch tree planter area
2. Re-sod pedestrian walkway
3. Evaluate addition of a retaining wall adjacent to BB court to avoid erosion of hill

Site Utilities, Water/Sanitary

1. Replace missing / broken sprinkler heads
2. Repair leaking exterior wall faucets
3. Assess underground utility water leak
4. Add fiberglass grease sampling enclosure

Storm Sewer

1. Maintain overgrown vegetation at curb inlet in p1
2. Repair cracked curb inlet at R2
3. Close man hole cover with key

Detention Pond

1. Maintain clogged outlets
2. Regrade minor retainer wall erosion

Other utility Mechanical

1. Replace missing lights/ security cameras
2. Replace missing ground utility covers
3. Bolt sawdust collection unit to concrete pad

Tennis Court

1. Seal minor cracks
2. Replace tennis nets
3. Replace missing fence ties

Track

1. Repair broken section of track
2. Replace entire surface of triple jump tracks
3. Add concrete pads for bleachers
4. Regrade around drainage inlet to provide positive drainage

Soccer Field

1. Re-sod worn grass area for secondary field
2. Replace soccer nets for secondary soccer field

Basketball Court

1. Seal minor cracks
2. Replace missing fence ties
3. Assess erosion from court water runoff

DRAFT

0 25 50 100 150 200
Feet

Legend

- (1) Recommended Improvements
- Drainage Improvement
- Pavement Improvement
- Sidewalk Improvement

NOTES:

1. THERE IS RUTTING IN THIS AREA.
2. THERE ARE TRANSVERSE CRACKS IN THIS AREA.
3. THERE ARE SLIPPAGE CRACKS IN THIS AREA.
4. THERE ARE LONGITUDINAL CRACKS IN THIS AREA.
5. THERE IS ALLIGATOR CRACKING IN THIS AREA.
6. THERE IS A POTHOLE IN THIS AREA.
7. THE SIDEWALK IS BROKEN/HEAVING
8. THERE IS EROSION ADJACENT TO THE SIDEWALK.
9. THERE ARE PEDESTRIAN DRAINAGE ISSUES.
10. THERE ARE PROBLEMS WITH EXISTING CURB RAMP(S).
11. THE FENCE IS BENT AND/OR BROKEN IN NEED OF REPAIR.
12. THERE FENCE TIE STRAP(S) NEED TO BE ADJUSTED.
13. GLASS DEBRIS NEEDS TO BE REMOVED
14. BIKE RACK
15. THE FENCE NEEDS TO BE LOCKED.
16. THE RETAINING/LANDSCAPE WALL IS DAMAGED.
17. THERE IS EROSION UP AGAINST THE BUILDING.
18. THE DOWNSPOUTS DO NOT TIE TO THE UNDERDRAIN.
19. THIS AN AREA OF KNOWN FLOODING ISSUES.
20. THERE IS A RAIN BARREL COLLECTION SYSTEM.
21. THIS AREA NEEDS TO BE REMULCHED
22. RESODDING IS NEEDED IN THIS AREA.
23. THE IRRIGATION BOX IS MISSING A COVER.
24. THE IRRIGATION BOX IS HOLDING WATER
25. THERE IS EROSION IN THIS AREA.
26. THERE IS A LEAK IN THE WATERLINE.
27. THE AREA INLET NEEDS TO BE REGRADED TO MAINTAIN POSITIVE DRAINAGE.
28. THE CONCRETE APRON AROUND THE AREA INLET IS BROKEN.
29. THE DETENTION POND OUTLET NEEDS TO BE MAINTAINED.
30. MISSING LIGHT FIXTURES
31. THERE ARE CRACKS ON THE COURT.
32. THE NETS ARE IN BAD CONDITION OR NON EXISTENT.
33. AREAS OF THE TRACK ARE PEELING UP.
34. WATER PONDING ON THE FIELD.
35. ADD CONCRETE BLEACHER PADS
36. BROKEN SIGN
37. BROKEN SPRINKLER HEAD
38. LEAKING WATER VALVE
39. CRACKED CURB
40. VEHICLE SCRAPING
41. FADED CURB
42. SAWDUST COLLECTION UNIT NOT BOLTED TO PAD
43. ADD PEDESTRIAN PAVEMENT

Map Date: 3/8/2017

AUSTIN Independent School District

AECOM

Gorzycki MS
7412 W. Slaughter Ln.